

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

### REGULAR MEETING MINUTES

**TUESDAY, February 2, 2010**

Bonsall Community Center

31505 Old River Road

Bonsall, CA 92003

#### 1. Administrative Items

##### A. Roll:

PRESENT: Morgan, Davis, Lintner, Mallett, Norris, Rosier

ABSENT: None; One vacancy

##### B. Corrections to Agenda:

- Add 3.E. Anderson lot split – multiple planning documents have been submitted to the County for this project.

##### C. Approval of meeting minutes:

Approval of the minutes for the meeting of January 5, 2010 was tabled until the March meeting.

##### D. Public Communication:

None

##### E. Reports:

- San Luis Rey Watershed Council: The proponents for the Gregory Canyon Landfill requested a permit from the Regional Water Quality Control Board to build a bridge over the San Luis Rey River. The RWQCB stated that they would not issue a permit for the bridge since the actual landfill project had not received all required approval permits.
- SANDAG: On February 19 a meeting will be held to discuss Public Transportation concepts for the region. It has been shown that if public transportation is not within one mile of a transportation node then the public tends to not use public transportation. This fact will hinder successful public transportation projects in San Diego County due to the inability to get these nodes within one mile of public transportation routes.
- I-15 Corridor: An I-15 Corridor meeting was held on January 21, 2010 to discuss the 4,000 homes and college campus proposed for the NE corner of Highway 76 and I-15.
- Airport Authority: This organization is revising its rules and regulations.
- LAFCO: Policy 107 is proposed legislation about annexations which will be discussed at a meeting on February 5, 2010.



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- Fire Information: There is big push to encourage vegetation management to create a 100 foot buffer around homes and evacuation /emergency roads. There is collaboration between several resource agencies to educate residents about this concept but there are limitations due to funding. The agencies are seeking grants to assist with funding.
  - Road Standards: Morgan is sitting on a committee from the Dept. of Public Works to review rural road standards. In the future the BCSG may not have to push so hard for no curbs/gutters.
- F. Reappointment of Charles T. Davis to I-15 Corridor Committee: It was moved by Norris and Seconded by Lintner to reappoint Davis to this committee; Passed 6-0.
- G. Form 700: Form 700 forms from each BCSG member are due on March 31, 2010. Send documents to the County of San Diego.

## 2. General Plan Update

Staff from the County of San Diego presented the initial draft of the Zoning Consistency review document relative to the General Plan Update. After approval of the General Plan update the County of San Diego has 2-3 years to make the zoning consistent with the GP update map. Instead of waiting until after approval of GP Update the County is working to get the zoning maps revised around the time when the GP Update is approved. There are about one dozen discrepancies in the Bonsall planning area that need to be addressed. County staff presented a document with eleven specific items, reviewed each of the discrepancies, and requested feedback from the BCSG how they would like to see the discrepancy addressed.

## ACTION ITEMS

### 3. PLANNING AND LAND USE

- A. TPM 5346 Katie Wild lot split; Applicant was not present at the meeting; Item continued.
- B. TPM 5346 Dabbs Replacement; This project has been before the BCSG since 2003. There is no connectivity to the surrounding community; there is concern that the noise protection Best Management Practice (BMP) for freeway 15 would not be effective. It was stated by a local citizen whose property is adjacent to this project that there had been some illegal grading being done without obtaining grading permits from the county.

It was moved by Davis and seconded by Rosier to deny the project due to the following reasons:

- County needs to address the illegal grading complaint that has been ignored by them;
- Request a current topography map that represents the recent grading.

Passed 6-0.

- C. TPM 21159 Hefner-Brown Replacement map; this project proposed a 4 lot split with one remainder lot of a 58 acre parcel. This project did not initially have secondary access but a secondary street has been added to the project. The following information was requested by the BCSG:



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- Road Maintenance Agreement for Aqueduct Road
- Show plans with septic fields and pads
- For parcel four, show better topo and include freeway elevations
- Provide visual analysis and simulations from I-15
- Provide a realistic grading plan with cross sections for pads that will require the noise BMP.

It was motioned by Norris and seconded by Davis to continue the project; Passed 6-0.

D. MUP P79-134: Moody Creek Farms Equestrian Facility; This project was continued.

E. TPM 21155 Anderson, Chamberlain Tentative Parcel map; Multiple planning documents have been submitted to the County for this project.

## 4. PERMITS AND VARIANCES

A. AD 10-002 Foulard AD for agricultural clearing; this is a request to add irrigation lines to expand an existing grove off of Gopher Canyon Road; The applicant stated that the expansion area was in a section of the property that previously had groves but irrigation lines needed to be replaced. Also, any old dying trees would be replaced with new trees.

A motion was made by Norris and seconded by Lintner to approve the project. Passed 6-0.

## COUNTY PROJECTS (INFORMATION ONLY)

MUP 04-016 Dai Dang Meditation Center is moving forward through the County and as part of the approval process now has been conditioned by the Counties Health Department to have portable toilets when over 100 people are in attendance. This request demonstrates that this project is too large for a site that only has a septic system available for handling sewage waste of less than 100 people. It was stated that the applicant will have four events during the year with over 1000 people during which portable toilets would be needed to supplement the septic system to handle sewage. It was also stated that this project would have 300-400 people 45 week ends a year attending the site. The proponents for this project should seek out a location that has a sewer system to handle waste instead of an on-site portable treatment system. The portable treatment systems have yet to be designated a location on the site plan.

## ADJOURNMENT

The meeting was adjourned at 10:12 PM.



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